

020.A

0004

0309.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

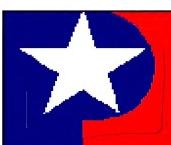
442,000 / 442,000

USE VALUE:

442,000 / 442,000

ASSESSED:

442,000 / 442,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 309

Owner 1: ALEXIOU ALICE SPARBERG

Owner 2: ALEXIOU NICHOLAS D

Owner 3:

Street 1: 140 WEST END AVE APT 20C

Street 2:

Twn/City: NEW YORK

St/Prov: NY Cntry Own Occ: N

Postal: 10023 Type:

PREVIOUS OWNER

Owner 1: HARRINGTON MICHAEL R & MARY B -

Owner 2: HARRINGTON EILEEN M -

Street 1: 28 CORNELL ST

Twn/City: ROSLINDALE

St/Prov: MA Cntry

Postal: 02131

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6049																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	442,000			442,000		145809
							GIS Ref
							GIS Ref
							Insp Date
							12/14/17

PREVIOUS ASSESSMENT

Parcel ID 020.A-0004-0309.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	442,000	0	.	.	442,000		Year end	12/23/2021
2021	102	FV	428,600	0	.	.	428,600		Year End Roll	12/10/2020
2020	102	FV	384,100	0	.	.	384,100	384,100	Year End Roll	12/18/2019
2019	102	FV	360,500	0	.	.	360,500	360,500	Year End Roll	1/3/2019
2018	102	FV	322,000	0	.	.	322,000	322,000	Year End Roll	12/20/2017
2017	102	FV	299,100	0	.	.	299,100	299,100	Year End Roll	1/3/2017
2016	102	FV	299,100	0	.	.	299,100	299,100	Year End	1/4/2016
2015	102	FV	280,400	0	.	.	280,400	280,400	Year End Roll	12/11/2014

SALES INFORMATION**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON MICH	72804-560	2	6/21/2019		505,000	No	No		
HARRINGTON MARY	51016-199		4/11/2008	Family		1	No	No	Mary C Harrington dod 2/10/2018 - remainder M
MANN PHYLLIS B/	48695-521		12/19/2006		334,000	No	No		
MANN PHYLLIS B	42711-447		5/5/2004	Family		1	No	No	
	19803-265		5/1/1989		159,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2019	1882	Inter Fi	47,500	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2019	SQ Returned	JO	Jenny O
7/26/2019	Mail Update	MM	Mary M
3/5/2018	Mail Update	MM	Mary M
12/14/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	643-5961, Building Number 34.																		
Sty Ht:	1 - 1 Story			A Bath:		Rating:																				
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																				
Foundation:	1 - Concrete			A 3QBth:		Rating:																				
Frame:	1 - Wood			1/2 Bath:		Rating:																				
Prime Wall:	7 - Brick			A HBth:		Rating:																				
Sec Wall:		%		OthrFix:		Rating:																				
Roof Struct:	4 - Flat			OTHER FEATURES																						
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:	Average																			
Color:	BRICK			A Kits:		Rating:																				
View / Desir:	W20 - WATER 20			Frl:		Rating:																				
GENERAL INFORMATION				WSFlue:		Rating:																				
Grade:	C - Average			CONDOS INFORMATION																						
Year Blt:	1985	Eff Yr Blt:		Location:	C - Corner View																					
Alt LUC:		Alt %:		Total Units:																						
Jurisdict:		Fact:	.	Floor:	3 - 3rd Floor																					
Const Mod:				% Own:	0.441900015																					
Lump Sum Adj:				Name:	34 - 6049																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL:	STD			Phys Cond:	AV - Average	20.	%	Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	4	2	0													
Sec Int Wall:		%		Economic:			%	Additions:																		
Partition:	T - Typical			Special:			%	Kitchen:																		
Prim Floors:	4 - Carpet			Override:			%	Baths:																		
Sec Floors:		%		Total:	20.4	%		Plumbing:																		
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																		
Subfloor:				Basic \$ / SQ:	325.00			Heating:																		
Bsmnt Gar:				Size Adj.:	1.14794815			General:																		
Electric:	3 - Typical			Const Adj.:	1.22245204			COMPARABLE SALES				SUB AREA														
Insulation:	2 - Typical			Adj \$ / SQ:	456.076			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL												
Int vs Ext:	S			Other Features:	32824								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Heat Fuel:	1 - Oil			Grade Factor:	1.00								GLA	Gross Liv Ar	926	456.080	422,327									
Heat Type:	3 - Forced H/W			NBHD Inf:	1.22000003																					
# Heat Sys:	1			NBHD Mod:																						
% Heated:	100	% AC:	100	LUC Factor:	1.00																					
Solar HW:	NO	Central Vac:	NO	Adj Total:	555284																					
% Com Wal		% Sprinkled		Depreciation:	113278																					
				Deprecated Total:	442006																					
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																		
Make:				Juris. Factor:				Before Depr:	556.41																	
Model:				Special Features:	0			Val/Su Net:	477.32																	
Serial #:				Final Total:	442000			Val/Su SzAd:	477.32																	
Year:				PARCEL ID	020.A-0004-0309.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N				Total Yard Items:					Total Special Features:					Total:												
IMAGE AssessPro Patriot Properties, Inc																										